

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	26	Median :	95	COV :	33.82	95% Median C.I. :	83.85 to 104.06
Total Sales Price :	5,726,294	Wgt. Mean :	109	STD :	33.41	95% Wgt. Mean C.I. :	90.98 to 127.30
Total Adj. Sales Price :	5,784,294	Mean :	99	Avg. Abs. Dev :	20.07	95% Mean C.I. :	85.30 to 112.30
Total Assessed Value :	6,313,074						
Avg. Adj. Sales Price :	222,473	COD :	21.06	MAX Sales Ratio :	216.90		
Avg. Assessed Value :	242,811	PRD :	90.53	MIN Sales Ratio :	35.37		

What IF

DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2018 To 12/31/2018	1	77.12	77.12	77.12		100.00	77.12	77.12	N/A	295,000	227,510
01/01/2019 To 03/31/2019	2	79.03	79.03	83.39	08.83	94.77	72.05	86.01	N/A	80,000	66,712
04/01/2019 To 06/30/2019	3	109.29	110.34	116.51	04.15	94.70	104.06	117.67	N/A	706,333	822,970
07/01/2019 To 09/30/2019	2	98.83	98.83	98.83	00.84	100.00	98.00	99.65	N/A	66,598	65,821
10/01/2019 To 12/31/2019	3	97.10	94.95	93.59	07.58	101.45	82.83	104.92	N/A	31,667	29,638
01/01/2020 To 03/31/2020	3	134.47	152.38	142.99	27.55	106.57	105.78	216.90	N/A	60,792	86,927
04/01/2020 To 06/30/2020											
07/01/2020 To 09/30/2020	2	122.20	122.20	145.33	31.38	84.08	83.85	160.55	N/A	503,911	732,336
10/01/2020 To 12/31/2020	3	93.71	87.81	92.20	10.76	95.24	69.75	99.98	N/A	364,800	336,354
01/01/2021 To 03/31/2021	2	91.80	91.80	91.32	01.37	100.53	90.54	93.05	N/A	108,750	99,309
04/01/2021 To 06/30/2021	3	81.11	81.21	84.57	12.88	96.03	65.58	96.93	N/A	85,000	71,888
07/01/2021 To 09/30/2021	2	63.95	63.95	50.61	44.69	126.36	35.37	92.52	N/A	112,500	56,939
<u>Study Yrs</u>											
10/01/2018 To 09/30/2019	8	98.83	95.48	109.39	12.33	87.28	72.05	117.67	72.05 to 117.67	338,399	370,186
10/01/2019 To 09/30/2020	8	105.35	123.30	141.17	29.55	87.34	82.83	216.90	82.83 to 216.90	160,650	226,796
10/01/2020 To 09/30/2021	10	91.53	81.85	85.79	14.62	95.41	35.37	99.98	65.58 to 96.93	179,190	153,722
<u>Calendar Yrs</u>											
01/01/2019 To 12/31/2019	10	98.83	97.16	112.59	10.08	86.30	72.05	117.67	82.83 to 109.29	250,720	282,289
01/01/2020 To 12/31/2020	8	102.88	120.62	119.69	32.85	100.78	69.75	216.90	69.75 to 216.90	285,575	341,814





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Avg. Assessed Value :	242,811	PRD :	90.53	MIN Sales Ratio :	35.37		

What IF

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
313	1	160.55	160.55	160.55		100.00	160.55	160.55	N/A	807,822	1,296,968
318	1	93.71	93.71	93.71		100.00	93.71	93.71	N/A	850,000	796,572
326	2	83.43	83.43	70.26	16.40	118.74	69.75	97.10	N/A	53,700	37,729
344	3	83.85	89.96	85.67	09.47	105.01	81.11	104.92	N/A	118,333	101,379
352	3	99.98	102.97	102.95	03.21	100.02	99.65	109.29	N/A	102,167	105,176
353	6	92.79	101.25	82.59	39.62	122.59	35.37	216.90	35.37 to 216.90	81,917	67,657
406	3	82.83	86.89	88.79	13.57	97.86	72.05	105.78	N/A	41,459	36,810
442	1	96.93	96.93	96.93		100.00	96.93	96.93	N/A	100,000	96,931
494	1	98.00	98.00	98.00		100.00	98.00	98.00	N/A	65,695	64,381
530	3	90.54	103.67	100.64	17.84	103.01	86.01	134.47	N/A	127,000	127,810
589	1	117.67	117.67	117.67		100.00	117.67	117.67	N/A	1,900,000	2,235,788
595	1	77.12	77.12	77.12		100.00	77.12	77.12	N/A	295,000	227,510

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	1	Total	Increase	0%

What IF

## Thompson, Joseph

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**From:** Sorensen, Ruth  
**Sent:** Friday, April 15, 2022 1:42 PM  
**To:** Hotz, Rob  
**Cc:** Keetle, Steve; Kuhn, Jim; Thompson, Joseph; holtassessor.tim@holtcountyne.gov  
**Subject:** RE: Holt Commercial VG 1  
**Attachments:** Holt Comm VG 1 substat.pdf

Commissioner Hotz,

Attached is the requested substat.

Please let me know if you have any questions.

Thank you!

**Ruth A. Sorensen**

*Property Tax Administrator/Property Assessment Division*

**Nebraska Department of Revenue**

PO Box 98919

301 Centennial Mall South

Lincoln, NE 68509

OFFICE 402-471-5962

[ruth.sorensen@nebraska.gov](mailto:ruth.sorensen@nebraska.gov)

[revenue.nebraska.gov/PAD](http://revenue.nebraska.gov/PAD)

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**From:** Hotz, Rob <rob.hotz@nebraska.gov>  
**Sent:** Friday, April 15, 2022 1:12 PM  
**To:** Sorensen, Ruth <ruth.sorensen@nebraska.gov>  
**Cc:** Keetle, Steve <Steve.Keetle@nebraska.gov>; Kuhn, Jim <jim.kuhn@nebraska.gov>; Thompson, Joseph <joseph.thompson@nebraska.gov>; holtassessor.tim@holtcountyne.gov  
**Subject:** Holt Commercial VG 1

Ms. Sorensen,

Please provide a substat for the 26 sales of Holt Commercial VG 1.

Robert W. Hotz, Commissioner  
Nebraska Tax Equalization & Review Commission  
P.O. Box 95108  
301 Centennial Mall South

Lincoln, Nebraska 68509-5108  
Office: (402) 471-7724  
Fax: (402) 471-7720  
Cell: (402) 802-7551  
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